

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 13170 POND SPRINGS ROAD, BUILDING G, AND CHANGING THE ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR) DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from interim-rural residence (I-RR) district to general commercial services-conditional overlay (CS-CO) combining district on the property described in Zoning Case No. C14-2019-0084, on file at the Planning and Zoning Department, as follows:

1.775 acres of land out of and a part of the Henry Rhodes Survey, Abstract No. 522, Williamson County, Texas, and being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 13170 Pond Springs Road, Building G, in the City of Austin, Williamson County, Texas, generally identified in the map attached as **Exhibit “B”**.

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A. The following uses are not permitted uses on the Property:

Adult oriented businesses	Bail bond services
Alternative financial services	

**PART 3.** Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) base district and other applicable requirements of the City Code.



Field Notes describing 1.778 acres of land out of and a part of the Henry Rhodes Survey, Abstract No. 322, situated in Williamson County, Texas, said 1.778 acre tract being more particularly described as being a portion of that certain 1.25 acre tract of land conveyed to Henry Hayes and wife, Kathy M. Hayes by deed of record in Volume 887, Page 888 of the Deed Records of Williamson County, Texas, and a portion of that certain 0.588 acre tract of land conveyed to Henry S. Hayes, Jr. and wife, Kathleen M. Hayes by deed of record in Volume 872, Page 307 of the Deed Records of Williamson County, Texas, said 1.778 acre tract being more fully described by notes and bounds, as follows:

BEGINNING at a 40d nail found at the southeast corner of said 0.588 acre tract for the most southerly southeast corner of the tract herein described;

THENCE with the south line of said 0.588 acre and said 1.25 acre tracts S 83° 47' 07" W 334.94 feet to a 5/8" steel pin found at the southwest corner of said 1.25 acre tract for the southwest corner of the tract herein described;

THENCE with the west line of this survey, same being the west line of said 1.25 acre tract, N 34° 56' 19" W 146.08 feet to a 5/8" steel pin found at the northwest corner of said 1.25 acre tract for the northwest corner of the tract herein described;

THENCE with the north line of said 1.25 acre tract the following two (2) courses;

1. N 83° 08' 56" E 102.19 feet to a 5/8" steel pin found;
2. N 83° 06' 58" E 87.37 feet to a 5/8" steel pin found at the northwest corner of that certain tract of land dedicated as County Road No. 186A by instrument of record in Volume 1417, Page 43 of the Deed Records of Williamson County, Texas for the most westerly northwest corner of the tract herein described;

THENCE with the west end of said County Road N 36° 04' 53" E 16.45 feet to a 5/8" steel pin found at the southwest corner of said County Road for an interior corner of the tract herein described;

THENCE with the south line of said County Road the following two (2) courses;

1. N 33° 21' 00" E 198.81 feet to a 40d nail found at an interior corner of said 1.25 acre tract;
2. N 70° 15' 30" E 550.04 feet to a 5/8" steel pin found in the west line of Old Highway No. 181, at the northeast corner of said 1.25 acre tract, for the northeast corner of the tract herein described;

EXHIBIT A

1.775 acre tract con't.

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THENCE with the west line of said Old Highway S 47° 08' 31" E 33.89 feet to a 5/8" steel pin found at the most easterly southeast corner of said 1.25 acre tract for the most easterly southeast corner of the tract herein described;

THENCE leaving said Old Highway and with a south line of said 1.25 acre tract, S 70° 19' 01" W 534.58 feet to a 5/8" steel pin found at the northeast corner of said 0.888 acre tract for an interior corner of the tract herein described;

THENCE with the east line of said 0.888 acre tract S 18° 02' 46" E 305.79 feet to the place of BEGINNING containing 1.775 acres of land.

I hereby certify that the foregoing notes represent the results of a survey made on the ground under my supervision, according to law, they are true and correct to the best of my ability, this the 1st day of October, 1993.

P. R. Robertson  
R.P.L.

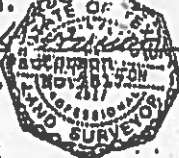


EXHIBIT "A"

